

KNOW ALL MEN BY THESE PRESENTS, THAT

I, MARK GILLEN of Manila, Republic of the Philippines
for consideration paid, and in full consideration of
FIFTY THOUSAND AND NO/100 (\$50,000.00) DOLLARS
grant to WILLIAM V. GILLEN
of 136 Sunset Avenue, Amherst, Hampshire County, Massachusetts
with **WARRANTY COVENANTS**

The property situated in Amherst, Hampshire County, Massachusetts bounded and described as follows:

PARCEL 1:

The land in said Amherst, on the south side of Brigham Street (a private way), bounded and described as follows:

TRACT I: BEGINNING at the Northeast corner of land of T.E. and H.N. Brigham on Brigham Street; thence westerly on the South line of said Brigham Street 757 feet to an iron pin; thence southerly on line of land of said Brigham 452 feet to an iron pin; thence Easterly 804 feet to F.E. Whitman's Southwest corner to an iron pin; thence Northerly on said Brigham's East line 522½ feet to place of beginning.

TRACT II: BEGINNING at a point marked by a cement monument, established in the year nineteen hundred twelve (1912) located at the southwesterly end of Brigham Street (Avenue); thence southerly along the land of E.D. Waid about 460 feet more or less to a cement monument established in the year nineteen hundred twelve (1912); thence Easterly along the land of E.D. Waid about 50 feet more or less; thence Northerly along the western boundary of land now or formerly of William H. Armstrong and Mabel H. Armstrong about 450 feet, more or less, to said Brigham Street (Avenue); thence Westerly along the southern line of Brigham Street (Avenue) about 50 feet, more or less, to the place of beginning.

GRANTING ALSO a right of way in said Brigham Street sometimes known as Baker's Lane.

EXCEPTING THEREFROM that parcel of land described in deed of William V. Gillen and Mark Gillen to Paulina Stark dated May 14, 1993 and recorded with the Hampshire County Registry of Deeds in Book 4200, Page 220.

NORTHAMPTON
DEEDS REGISTRY
HAMPSHIRE
CANCELLED
05/09/00 2:29PM 01
000001 #4395
FEE \$228.00
CASH \$228.00

BRIGHAM LANE, AMHERST, MASSACHUSETTS 01002

GRAHAM & ALBANO, P.C.
100 RUSSELL STREET
P.O. Box 377
LADLEY, MA 01035-0377
AREA CODE 413
586-5055
532-3387
FAX: 532-0636

PARCEL 2:

The land in said Amherst, Hampshire County, Massachusetts situated off the West side of Sunset Avenue, bounded and described as follows:

BEGINNING at a concrete bound marking the southeasterly corner of the herein described premises and the southwesterly corner of land of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints. Thence S. 72° 35' 50" W. partially along land now or formerly of one Armstrong and land now or formerly of the Commonwealth of Massachusetts a distance of 373.61 feet to an iron pin; Thence N. 0° 57' 30" W. along said Commonwealth of Massachusetts land a distance of 339 feet to an iron pin. Thence N. 70° 46' 40" E. along land now or formerly of one Butterfield a distance of 309.77 feet to an iron pin. Thence S. 11° 56' 55" E. along land of said corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints a distance of 336.26 feet to the place of beginning. Containing 2.581 acres of land, more or less.

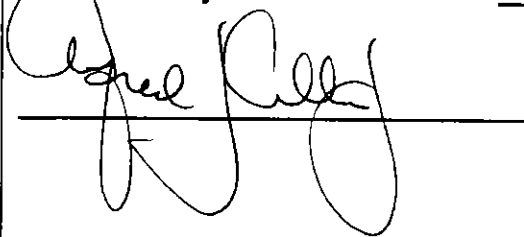
TOGETHER with a 50 foot wide right of way running Easterly to the Westerly line of Sunset Avenue.

Said Parcel hereinbefore described is shown on plan of land entitled, "Land In Amherst, Ma., surveyed for Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints" dated November 7, 1966, revised January 19, 1967, and August 2, 1967, drawn by Gordon E. Ainsworth & Associates, Registered Land Surveyors, Deerfield, MA.

No title examination has been conducted in connection with this transfer.

Being the same premises conveyed to William V. Gillen and Mark Gillen by deed of Vincent W. Gillen dated December 31, 1985 and recorded with the Hampshire County Registry of Deeds in Book 2679, Page 348, deed of Vincent W. Gillen to William V. Gillen and Mark Gillen dated January 2, 1986 and recorded with said Registry of Deeds in Book 2679, Page 350 and deed of Vincent W. Gillen to William V. Gillen and Mark Gillen dated May 12, 1993 and recorded with said Registry of Deeds in Book 4200, Page 209.

WITNESS my hand and seal this 9th day of May, 2000.



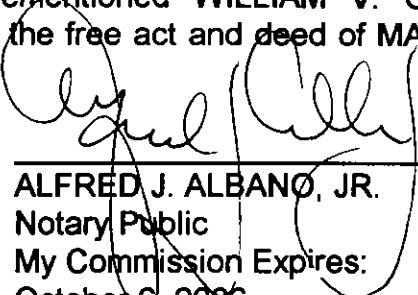
Mark Gillen
MARK GILLEN
By WILLIAM V. GILLEN his Attorney in Fact
Under Power of Attorney
Dated August 17, 1989

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

May ⁹_____, 2000

Then personally appeared the above aforementioned WILLIAM V. GILLEN and acknowledged the foregoing instrument to be the free act and deed of MARK GILLEN before me,



ALFRED J. ALBANO, JR.
Notary Public
My Commission Expires:
October 6, 2006

AFFIDAVIT REGARDING POWER OF ATTORNEY

I, WILLIAM V. GILLEN, of 136 Sunset Avenue, Amherst Hampshire County, Massachusetts, do under oath depose and say that I am the attorney in fact or agent named in a Durable Power of Attorney dated August 17, 1989 executed by my principal MARK GILLEN of Manila, Republic of the Philippines, and recorded with the Hampshire County Registry of Deeds herewith and that at the time of the execution, pursuant to said Power of Attorney, of an instrument dated May 9, 2000 and recorded with said Registry of Deeds herewith, I did not have actual knowledge of any revocation or of any termination of said Power of Attorney by death, mental illness or other disability.

Signed under the penalties of perjury this 9th day of May, 2000.

William V. Gillen
WILLIAM V. GILLEN

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

May 9, 2000

Then personally appeared the above-named WILLIAM V. GILLEN and acknowledged the foregoing instrument to be his free act and deed before me,

Alfred J. Albano, Jr.
ALFRED J. ALBANO, JR.
Notary Public
My Commission Expires:
October 6, 2006

Durable Power of Attorney

I, MARK GILLEN, of 427 Washington Street, New York, N.Y., 10013, hereby designate WILLIAM V. GILLEN, of Amherst, my attorney in fact and agent (subsequently called agent) in my name and for my benefit:

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers. I grant to my agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming that all my agent shall lawfully do or cause to be done by virtue of this power of attorney and the powers herein granted.

a. Powers of Collection and Payment. To forgive, request, demand, sue for, recover, collect, receive, hold all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension,

profit sharing, retirement, social security, insurance and other contractual benefits and proceeds, all documents of title, all property, real or personal, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to, me or in which I have or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same;

- b. Power to Acquire and Sell. To acquire, purchase, exchange, grant an option to sell, and sell and convey real or personal property, tangible or intangible, or interest therein, on such terms and conditions as my agent shall deem proper;
- c. Management Powers. To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, in my name and for my

benefit, upon such terms and conditions as my agent shall deem proper;

- d. Banking Powers. To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions, execute and release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted;
- e. Motor Vehicles. To apply for a Certificate of Title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;
- f. Business Interests. To conduct or participate in any lawful business of whatever nature for me and in my name; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate; recapitalize, sell, liquidate or dissolve any business; elect or employ officers, directors and agents; carry out the provisions of any agreement for the sale of business interest or the stock therein; and exercise

voting right with respect to stock, either in person or by proxy, and exercise stock options;

- g. Tax Powers. To prepare, sign and file joint or separate income tax returns or declarations of estimated tax for any year or years; to prepare, sign and file gift tax returns with respect to gifts made by me for any year or years; to consent to any gift and to utilize any gift-splitting provision or other tax election; and to prepare, sign and file any claims for refund of any tax;
- h. Safe Deposit Boxes. To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my agents to exercise this power.
- i. Vermont Property. Notwithstanding the generality of the forgoing, this Durable Power is given to authorize my attorney in fact to take any action whatever in connection with that property owned by us in the Town of Marlboro, Vermont, including the execution of deeds, mortgages, notes, releases, and any other instrument

affecting our interests in said property and the title thereto.

2. This instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my agent. This instrument is executed and delivered in the Commonwealth of Massachusetts, and the laws of the Commonwealth of Massachusetts shall govern all questions as to the validity of this power and the construction of its provisions.
3. Third parties may rely upon the representations of my agent as to all matters relating to any power granted to my agent, and no person who may act in reliance upon the representations of my agent or the authority granted to my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power.
4. This General Power of Attorney shall not be affected by my disability or incapacity.

IN WITNESS WHEREOF I have executed this General Durable
Power of Attorney in two counterparts, and I have directed that
photographic copies of this power be made, which shall have the
same force and effect as an original.

Dated: 17 May, 1989.

8/17/89
Barbara A. Giannini

BARBARA A. GIANNINI
Notary Public, State of New York
No. 24-4827813
Qualified in Kings County
Term Expires March 30, 1990

Mark Gillen
MARK GILLEN

~~COMMONWEALTH OF MASSACHUSETTS~~

~~HAMPSHIRE~~, SS.

_____, 1989.

Then personally appeared the above-named MARK GILLEN and
acknowledged the foregoing instrument to be his free act and
deed, before me,

Robert W. Ritchie
Notary Public

My commission expires 7/13/90

SPECIMEN SIGNATURE OF AGENT:

W. V. Gillen

WILLIAM V. GILLEN

TOWN CLERK'S OFFICE
MARLBORO, VT
RECEIVED & RECORDED

October 13, 1993 9:00AM
BOOK 34 PAGE 490

ATTEST: *Marianne L. Donohue*

TOWN CLERK

ATTEST: HAMPSHIRE, *Marianne L. Donohue*, REGISTERED
MARIANNE L. DONOHUE